

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD**

August 6, 2019, 6:30 PM

Victor Town Hall, 85 East Main Street, Victor, NY 14564

A regular meeting of the Town of Victor Conservation Board was held on August, 6, 2019 at 6:30 PM at the Victor Town Hall, 85 East Main Street, Victor, New York, with the following members present:

ATTENDING: Patrick Coleman; Andrew Phillips, Vice Chair; Joe Limbeck; Keith Parris

ABSENT: Matthew Matteson

OTHERS: Mike Guinan, Town Board liaison; Paul Colucci, DiMarco Group

Vice Chair, Andrew Phillips, called the meeting to order at 6:43pm.

PROJECTS TO BE DISCUSSED:

1. MARATHON ENGINEERING, PAUL COLUCCI, ANAC Holdings, LLC 22-Z-2019
Horsepower Motorworks, 1256 Brace Road
Applicant is requesting area variances to §211-24A(9)(b) & §211-24A(9)(c) to construct a motor vehicle repair facility whereas Code states the vehicle repair facility must be 1,000 feet from the residential boundary & 500 feet from a structure of a residential use. Also requested variances to §211-32A(2)(d)[1][a] & §211-32A(2)(d)[2] to allow parking 36 feet from the right-of-way instead of 80 feet per Code and allow a 76 feet parking buffer instead of 100 feet per Code. Also, requested is reduction from 120 parking spaces (six per repair bay) per §211-32B to 92 (4.6 per repair bay).
Property is zoned Commercial/Light Industrial and owned by Edward Angelo.

Mr. Paul Colucci with the DiMarco Group (builder of project) is present.

Mr. Limbeck brings up area of importance to Conservation Board: the wetlands and protecting areas of disturbance. He said he was unsure if noise was an environmental concern, but as a safety manager, he is familiar with noise readings. He commented that the fence line noise levels were nothing he would be concerned about.

Mr. Colucci: Subdividing 10 acres for development. Project area is the 10 acres on east side of Brace Road. Property owner is going to maintain residence and balance of land on other side.

Wetlands were delineated by environmental resources and submitted to Planning Board, in west area of site. No intent to disturb that area. Grading plans show how they will manage stormwater management and flood plain mitigation, which is essentially through the 1983 flood plain maps. Map are going to be updated and Mr. Colucci indicates flood plain line will likely move with update. They are still doing compensatory volume exchange. So where they fill and put the building two feet above the flood plain and fill into the flood plain, this is creating the volume, so that they maintain greater than that flood plain storage on the site today.

The wetland boundary has been identified as federal wetland, non-state, and so no buffer associated with the wetland. And project will grade outside of wetland boundary so stormwater management can be done. There's kind of a natural divide in the site today, half flows to the wetland area and outflow through culvert pipe and the other half flows over to tributary to Fish Creek. Applicant is maintaining those drainage patterns.

Mr. Limbeck: Will it become wetter as a result of the drainage?

Mr. Colucci: Ultimately no. If there was highly permeable soils, they would be able to mimic those stormwater conditions, but not the case. Stormwater management with detention ponds flow differently than before. Essentially going to maintain existing positions.

Long form EAF submitted since last Planning Board. The typical 10 acre threshold for SEQR determination TYPE 1 action has gone to 2 ½ acres because of the adjacency to the parkland (which was acquired by the Town). Coordinated review happening.

Mr. Colucci indicated work with Zoning Board and that they asked for noise study.

District sewage extension needed because this is not in a sewer district. This involves the Town Board.

South end of project. Intend to keep south, pretty heavy, vegetative buffer. About 8,000 yards of excess topsoil, which DiMarco would like to use to utilize a berm, balancing with flood plain plan. They will try to berm as much as practical without disrupting flood plain with hopes to dampen noise concerns from Dorchester Park and Serenity House. Westerly, Southwesterly property line.

Won't impound drainage. Don't want to go overly crazy with plantings, but would have a modest amount on berm. Create a berm outside of vegetative buffer and outside of flood plain limit.

Archeological phase one submitted. No action.

Mr. Limbeck: Soils and water are concerns. He stated he is satisfied with what applicant is doing.

All vehicles stored inside at night (protected).

Mr. Parris: Aim to keep any existing trees, vegetation. How would runoff be affected by sandy soils?

Mr. Colucci: Class D soils, poorly drained to moderately well drained. It's wet and that means the ground water table tends to stay a little higher. Challenge is to use onsite material in a manner that can structural support a building. Would either mix imported soil to dry, or windrow soil (drying) or combination of the two. 6-7' down get to glacial till, can put soil under that layer, common practice. Geotech Engineer preliminary testing of soils on this site. This soil is better characteristic than running sand (this soil is more wet, a little better characteristic). DiMarco would like to use as much onsite soil as possible.

Mr. Phillips: Where is entrance?

Mr. Colucci: Brace Road. The building was pushed north (compared to previous drawing) and entrance moved per Planning Board request. Visually in line with businesses on 96, too.

Based on low churn, applicant would like parking spot variance to reduce impervious area for this project to minimize impact of project.

Mr. Phillips: Can you use native plant material and/or consult with Bruce Zaretsky?

Mr. Colucci: We did submit landscape plan which includes maple, birch, Norway spruce, pine, London plain tree.

CB Comments: Ensure landscape plan includes native plant materials.

Mr. Paul Colucci left at 7:00pm.

2. CHRISTOPHER SUBDIVISION

002-MS-19

7850 Royal Woods

Applicant is requesting approval to subdivide a 3 acre lot from an existing 17.247 acre lot to build a single family residence on. Property is zoned Limited Development District and owned by Felix Christopher.

CB members walked this property in February. Reviewed building plans and site walk notes/photos.

Wedge shaped property. Referenced old railroad beds, which are depressed in the topography. Grade goes downhill. No wetland issue. Limited spot where house can go due to steepness of slope. Site plans seem to indicate that they would build up the depression to fill and level the area with the road.

Septic location? Southwest of house, and leach field is soil expansion area. Location looks fine.

Discussed concern about trees from neighbor with maple trees (Kettle Ridge said they would take out and move). Some unique and/or rare trees (viburnum) are planted in this area.

CB Comment: Preserve viburnum and aesculus in that area, as they're colocated in the development area. Want the limits of disturbance marked and sill fences. We'll want to identify and protect those special breed of trees.

Looks like owners are minimizing the amount of trees taken out, maybe about 10-12 trees.

It was noted that the applicant has good attention to the soil erosion plan.

All existing easements apply. Think homeowner is preserving the hill and keeping a lot of it conservation land.

Discussed drainage on west northwest side of house, site plan indicates discharge running south.

Notes will be passed notes to Planning Board for review.

On a motion by Joe Limbeck and seconded by Keith Parris.

AYES: 3 NAYS: 0 ABSTAIN: 1

RESOLVED, that the minutes of July 16, 2019 be approved.

By unanimous decision the meeting was adjourned at 7:22pm.